



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU13-00060 Mission Ridge Unit Six
Application Type: Major Final
CPC Hearing Date: August 22, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of Eastlake and East of Paseo Del Este
Acreage: 48.44 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Americas Estates Park (Adjacent to this plat)
Nearest School: Eastlake High School (1.46 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Hunt Mission Ridge, LLC
Applicant: Hunt Mission Ridge, LLC
Representative: TRE & Associates

SURROUNDING ZONING AND LAND USE

South: N/A / East ETJ / Vacant
North: N/A / East ETJ / Residential Development
East: N/A / East ETJ / Vacant
West: N/A / East ETJ / Vacant

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 48.44 acres of vacant land for 182 single-family residential lots ranging between 6,000 and 18,680 square feet. Access to the subdivision will be primarily from Paseo Del Este Drive once completed. Two open space lots and a retention pond are proposed while no commercial or mix of housing is included. The subdivision is being reviewed under the current subdivision code.

The applicant is requesting the following exceptions:

- *To allow for a block perimeter of 2,626 feet which exceeds the maximum allowed (2,400 feet) due to topographic constraints; and*

- *To allow for a 68-foot residential street (Ampleforth Drive) which includes an 8-foot raised turning median, 40 feet of pavement, 5-foot landscaping and 5-foot sidewalks as approved during the preliminary stage.*

CASE HISTORY

The City Plan Commission, at its regular meeting of April 5, 2012, voted to approve Mission Ridge Unit Six on a Major Preliminary application basis with the condition that Americas Estates Park and Paseo Del Este Boulevard Unit One shall be recorded prior to or concurrently with Mission Ridge Unit Six in order to provide access. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exceptions and **approval** of Mission Ridge Unit Six with the following condition:

- Paseo Del Este Boulevard Unit One shall be recorded prior to or concurrently with Mission Ridge Unit Six in order to provide access.

Planning Division Recommendation:

Approval.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code and FEMA requirements.
2. Applicant shall comply with section 19.19 – Preservation of Natural Arroyos.

Parks and Recreation Department

We have reviewed **Mission Ridge Unit Six**, a major final plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **182** lots and 1.60-acres of "Open space" area divided onto two lots; and **do not** include any recreational areas in the form of neighborhood / linear parks or trails.

Per City standards a total of 1.82 acres of "Parkland" would have been required, however,

This subdivision meets the requirements to be excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso

and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

911 District

The El Paso County District request four changes made in MISSION RIDGE UNIT 6 PRELIMINARY PLAT.

1. Convert 5 digit addresses to 3 digits in Section 10 lots 1 and 2. Have them be in the 800 range.
2. 800 range addressing in streets north of AITKEN DR. See Sections 2 & 3.
3. Convert BELKEN PL 5 digit addresses to 3 digits, in the 700 range.
4. Rename EDDINGBERG DR because a same sounding street name exists.

(911 comments have been addressed by applicant)

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

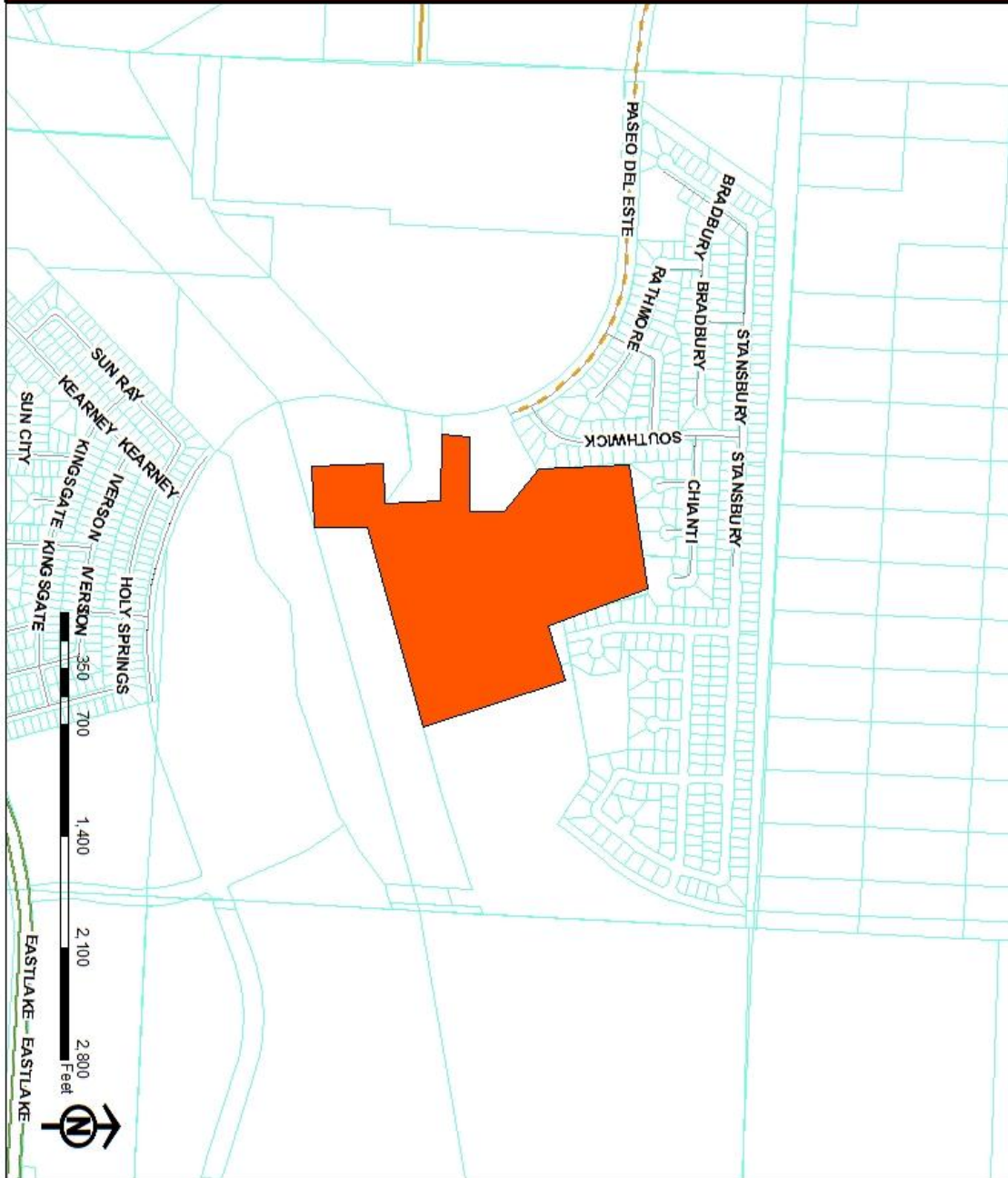
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Exception Request (1)
5. Exception Request (2)
6. Application

ATTACHMENT 1

MISSION RIDGE UNIT SIX

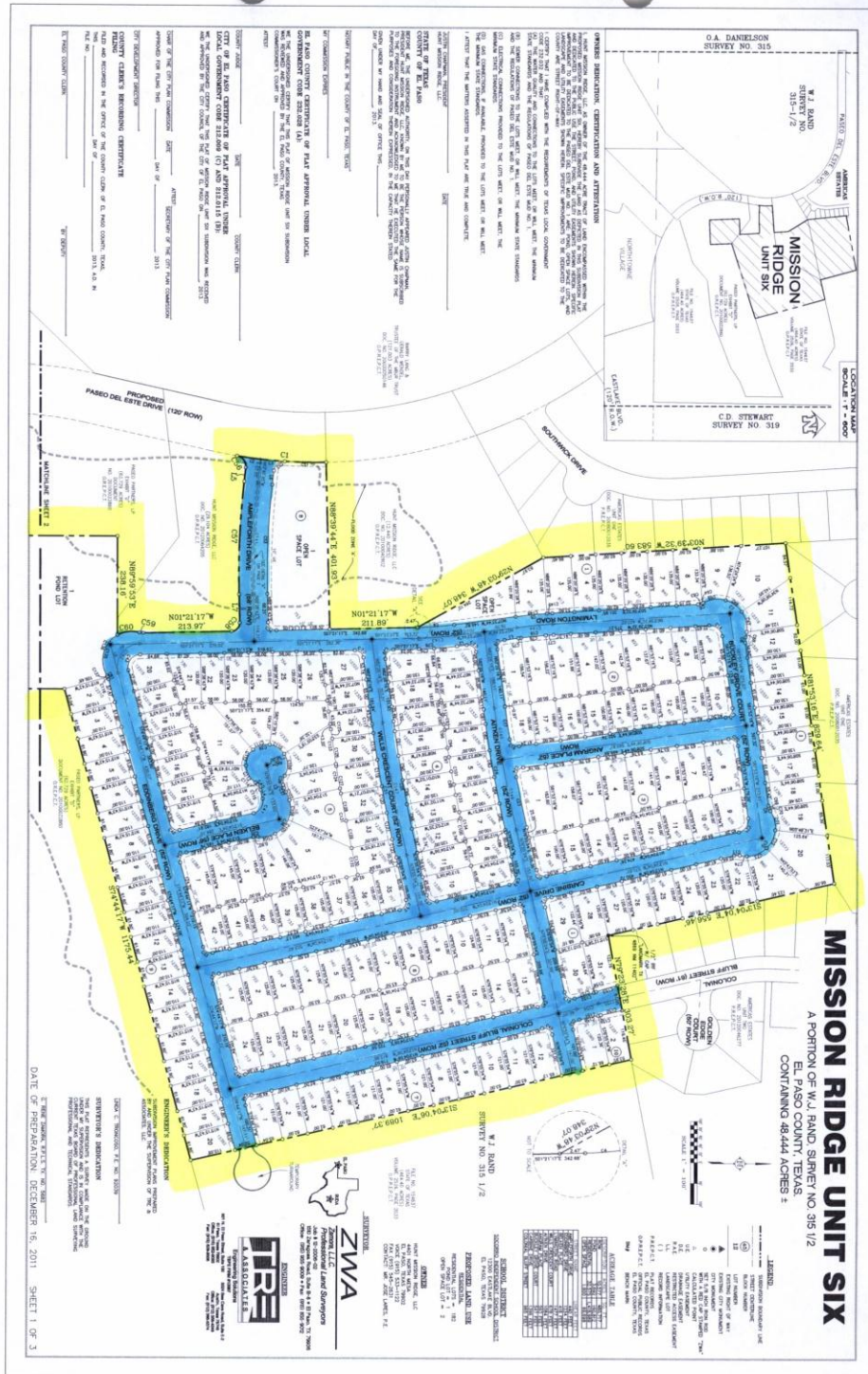


ATTACHMENT 2

MISSION RIDGE UNIT SIX



ATTACHMENT 3



ATTACHMENT 4



Engineering Solutions

June 19, 2013

Mr. Raul Garcia
Planning Department
City of El Paso
222 South Campbell
El Paso, Texas 79901

**Re: Mission Ridge Unit Six
Modification Request for Ampleforth Drive
TRE No.: 1502-10455-14**

Dear Mr. Garcia:

On behalf of Hunt Communities GP, LLC, TRE & Associates, LLC is respectfully requesting a modification from the 52 ft. right-of-way Local Residential cross section as follows:

- **Modification for Ampleforth Drive – 68 ft. R.O.W. Local Residential Street:**
We are asking for a modification request from the existing 52 ft. right-of-way Local Residential cross section to a proposed 68 ft. right-of-way Residential street. Ampleforth Drive provides access to the proposed subdivision. A modified cross section divided with 20 ft. in each direction to the intersection of two streets shall be considered two (2) means of access. The proposed cross section will allow us to meet Section 19.55.05(a) of the Subdivision Regulations. The proposed cross section consists of a 8 ft. raised landscaped median, 20 ft of roadway in each direction, 5 ft. sidewalk and 5 ft. landscaped parkway. See attached plat for cross section.

We respectfully request the above mentioned modification request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Linda C. Troncoso at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'Robert Romero', is written over a horizontal line.

Robert Romero, P.E.

RR:lct:rl

Cc: Mr. Jose Lares, P.E.; Hunt Communities GP, LLC
Mr. Joel Guzman; Hunt Communities GP, LLC
Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC
TRE & Associates, LLC – File

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506
5524 Bee Caves Road, Ste. E-2 Austin, Texas 78746 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 5



August 13, 2013

Via Email

Ms. Kimberly Forsyth, Planner
City Development Department
City of El Paso
222 South Campbell
El Paso, Texas 79901

Dear Ms. Kimberly Forsyth,

Thank you for taking the time to meet with us this morning. As we discussed, we are requesting an exemption for the Mission Ridge Unit 6 Final Plat to Section 19.15.080 Street Length. Section 19.15.080 Paragraph A specifies the full perimeter of a block shall not exceed two thousand four hundred feet (2400') and the block perimeter for Block 5 is approximately two thousand six hundred twenty-six feet (2626'). As per our discussion, we will not be able to provide a pedestrian right-of-way as requested by the City of El Paso due to the topographic constraints and the retaining walls that have already been constructed for Mission Ridge Unit 6.

If you should have any questions or require additional information, please contact me or Linda C. Troncoso, P.E. at (915) 852-9093. Thank you in advance for your assistance on this matter.

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink that reads "Abel Pineda".

Abel Pineda, E.I.T.

ap

cc: Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC
Mr. Robert Romero, P.E.; TRE & Associates, LLC

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ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 6/12/2013

FILE NO. SUSU13-00060

SUBDIVISION NAME: MISSION RIDGE UNIT SIX

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF W, J, RAND, SURVEY No. 315 1/2, EL PASO COUNTY, TEXAS. CONTAINING 48.444 ACRES +
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>32.575</u>	<u>182</u>	Office		
Duplex			Street & Alley	<u>10.577</u>	
Apartment			Ponding & Drainage	<u>3.692</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>OPEN SPACE</u>	<u>1.600</u>	<u>2</u>
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>48.444</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
STORM SEWER RCP WILL CONVEY RUN-OFF TO RETENTION POND.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception
A MODIFICATION FROM THE 52 FT. R.O.W LOCAL RESIDENTIAL TO 68 FT. R.O.W
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record HUNT MISSION RIDGE, LLC., 4401 N. MESA, EL PASO, TEXAS 79902 915-533-1122
(Name & Address) (Zip) (Phone)

12. Developer HUNT MISSION RIDGE, LLC., 4401 N. MESA, EL PASO, TEXAS 79902 915-533-1122
(Name & Address) (Zip) (Phone)

14. Engineer TRE & ASSOCIATES, LLC., 801 N. EL PASO, EL PASO, TEXAS 79902 915-852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE:

REPRESENTATIVE:

Hunt Mission Ridge, LLC
President
[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.